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July 26, 2000

Project Number 5838

Mr. Lonnie Monaco
Naval Facilities Engineering Command (NAVFACENGCOM)
Northern Division
Environmental Contracts Branch, Mailstop No. 82
10 Industrial Highway
Lester, Pennsylvania 19113

Reference: CLEAN Contract No. N62472-90-D-1298
Contract Task Order (CTO) No. 225

Subject: Restoration Advisory Board (RAB) Meeting Minutes of July 6, 2000
Former Naval Air Warfare Center (NAWC) Warminster, Pennsylvania

Dear Mr. Monaco:

Enclosed please find the minutes from the RAB meeting held on July 6, 2000. Copies of the minutes are being sent to the individuals identified on the distribution list.

Please contact me if you have any questions or comments.

Sincerely,

Neil Teamerson
Project Manager

ANT/ejc

Enclosure

c: Michael Fohner (NAVFACENGCOM)
RAB Members

**NAVAL AIR WARFARE CENTER (NAWC) WARMINSTER MEETING MINUTES
RESTORATION ADVISORY BOARD (RAB) MEETING NO. 90
REFERENCE: CLEAN CTO NO. 225**

1. Meeting Date and Time: July 6, 2000, 9:40 a.m. to 11:25 a.m.
2. Location: North America Technology Center Conference Room, Former NAWC Warminster, Pennsylvania
3. Attendees: See Attachment I (attendance list)
4. Summary of Meeting Minutes:

Introduction and Review of Minutes

Lonnie Monaco, the Base Realignment and Closure (BRAC) environmental coordinator (BEC), opened the meeting by welcoming attendees and providing an agenda for the meeting. A copy of the agenda is included as Attachment II. Comments were solicited in regard to the June 2000 meeting minutes. Tony Sauder, a consultant for Warminster Township, noted that the transfer of the Ivyland Borough residential property did not take place as noted in the RAB meeting minutes.

In follow-up to the July 2000 RAB meeting, Mr. Sauder asked if soil samples at the base were tested for manganese phosphate as opposed to elemental manganese. Amy Winkler, an EA Engineering geologist, noted that these samples were analyzed for elemental manganese concentrations.

Base Transition Coordinator (BTC) Update

Mr. Monaco remarked that there was no Navy plan to backfill the position of the Base Transition Coordinator, since a majority of transition tasks have been completed. He explained that the finding of suitability to transfer (FOST) for the Phase III economic development conveyance (EDC) property was signed on July 5, 2000. Mr. Monaco added that the Federal Lands Reuse Authority (FLRA) should soon take ownership of about 200 acres of land at the base west of Jacksonville Road.

Mr. Monaco stated that the FOST is nearly complete for the public benefit conveyance (PBC) property east of Jacksonville Road. The PBC property includes Quarters "A," Quarters "B," and Building 80. This property is intended for Warminster Township Parks and Recreation, and the Navy expects to transfer the property in August 2000. He pointed out that the FOST has not yet been prepared for Parcel 6 (namely property in the vicinity of Site 1, Site 2, and the wastewater treatment plant area). Mr. Monaco noted that the transfer of the Ivyland Borough residential parcel (i.e., the Phase I EDC property) should occur shortly.

Regarding the usefulness of the monthly BTC update, Mr. Monaco asked if this type of information should be shared at the regular RAB meetings. Herb Carver, the mayor of Ivyland Borough, indicated that he felt the update is one of the more interesting topics at the meeting and that it provides a close tie with FLRA activities. The RAB members discussed the fact that the Navy currently attends the monthly FLRA meetings and that the FLRA has requested the Navy's presence at future FLRA meetings as well.

In response to a question from Neil Teamerson, a Tetra Tech NUS project manager, Norm Kelly, the RAB co-chair, and Mr. Carver replied that the FLRA has not been very successful in leasing space east of Jacksonville Road in the designated Keystone Opportunity Zone (KOZ). Mr. Carver added that the absence of independent and separate utilities on that side of the base has impeded leasing opportunities. Mr. Sauder noted that the June 30, 2000 FLRA deadline for transferring Navy property west of Jacksonville Road had already passed, even though the Navy was prepared to meet that deadline.

Darius Ostrauskas, the U.S. Environmental Protection Agency (EPA) remedial project manager, asked if there are any significant changes to the FLRA's plan for redeveloping the Phase III EDC property. Mr. Kelly noted that the FLRA intended to divide the main building complex (i.e., Buildings 1, 2, and 3) into a series of three or four separate buildings.

Communications Update

Mr. Monaco said that EA Engineering, Science, and Technology (EA Engineering) is continuing to maintain an Internet web page for environmental information regarding NAWC Warminster.

Mr. Monaco noted that Records of Decision (RODs) were signed by EPA and the Navy for the following operable units in June 2000:

- OU-4: Area D groundwater (final remedy consisting of groundwater extraction, treatment, and discharge and monitoring)
- OU-6: Site 4 soil, surface water, and sediment (no further action)
- OU-7: Sites 6 and 7 soil and waste (vegetated soil cover, deed restrictions, periodic monitoring, and maintenance of the soil cover)
- OU-8: Area D soils (no action)
- OU-9: Area A soil, surface water, and sediment (institutional controls and stream monitoring)

Mr. Monaco explained that Proposed Plans are being prepared for Area A groundwater (final remedy for OU-1A) and Area B groundwater (final remedy for OU-1B). He commented that these Proposed Plans should be finalized next week and that a combined public meeting for both final remedies will be held on July 19, 2000. The RODs for these OUs should be signed by the end of August 2000.

Mr. Monaco indicated that the Navy is preparing the remedial investigation (RI) report for Site 5 and the Area B stream. The draft RI report will be completed by July 14, 2000. The final version of this RI report should be prepared by the end of July 2000.

Mr. Ostrauskas asked about the schedule for the Site 5 Proposed Plan. After some discussion, Mr. Monaco remarked that the Navy is planning to release the Site 5 Proposed Plan in early August 2000. A public meeting to discuss the preferred remedy for Site 5 is slated for August 2000 as well.

Mr. Sauder noted that Warminster Township has no interest in Sites 6 and 7. Mr. Monaco explained that the FOST for Sites 6 and 7 has not yet been prepared and that the goal is to have a public sale for this property. The objective is to transfer all property at the base, including Sites 6 and 7, by September 30, 2000.

Installation Restoration Program (IRP) Update

Mr. Teamerson provided an update on the status of remaining IRP activities at the base. His handout is included as Attachment III. He discussed activities related to recent groundwater investigations, the status of various clean-up actions and other environmental investigations, and the status of reports and other deliverables awaiting review.

In response to a question from Mr. Sauder regarding the zone of the Area A groundwater technical impracticability (TI) waiver, Jeff Orient, a Tetra Tech NUS geologist, remarked that the zone encompasses only the area where dense non-aqueous phase liquids (DNAPLs) were detected in Area A groundwater. Mr. Sauder then asked about the schedule for the Area A operating properly and successfully (OPS) demonstration. Mr. Orient replied that one additional round of Area A water-level measurements will be collected by EA Engineering and that these results will be included in the OPS demonstration. Mr. Orient added that this round of measurements will help evaluate the influence of extraction well EW-A18.

During Mr. Teamerson's presentation, Mr. Sauder emphasized that the groundwater contamination problem in the Shenandoah Woods housing area should not be dismissed or forgotten. He asked about the status of

the letter report regarding the Navy's groundwater investigation for the housing area, specifically the nature and extent of carbon tetrachloride in this general area. Mr. Sauder, Mr. Ostrauskas, and Dave Fennimore, a consultant to Warminster Municipal Authority, then discussed the scope of the letter report. Mr. Sauder inquired if the Navy will include information from the 1998 U.S. Geological Survey (USGS) report regarding groundwater quality for the nearby Casey Village Area neighborhood. Mr. Monaco remarked that the Navy has not yet made a decision in this regard.

After some discussion, Mr. Fennimore suggested that the Navy's letter report for the housing area should include the following information:

- Whether the levels of carbon tetrachloride found in and around the housing area (including the Casey Village Area) are related to Area B Sites 5, 6, and 7.
- Whether the historical pumping of residential wells in the Casey Village Area affected the migration and distribution of groundwater contaminants [primarily volatile organic compounds (VOCs)].
- Whether VOCs contained in off-base groundwater samples from the Casey Village Area are attributable to the base.
- Whether the Navy agrees or disagrees with the information presented in the 1998 USGS report regarding the Casey Village Area.

Mr. Teamerson requested a copy of EPA's preliminary assessment (PA) for the Casey Village Area, once it is completed. Mr. Ostrauskas replied that he would provide a copy if it is available.

During Mr. Teamerson's briefing, Mr. Sauder asked about the distribution of the Phase III EDC environmental baseline survey (EBS) report. Amy Winkler, an EA Engineering geologist, replied that this report had been distributed to BRAC Clean-Up Team (BCT) members. She added that the Phase III EDC report is a subset of the overall EBS report.

Mr. Ostrauskas noted that the ROD for Area A soil, surface water, and sediment (OU-10) calls for an evaluation of erosion controls in the vicinity of Site 2. He remarked that this evaluation should assess the adequacy of the existing erosion controls and whether any new controls need to be implemented. The evaluation should be documented by a formal and written report.

Mr. Sauder again asked about the schedule for the Area A OPS demonstration. Mr. Orient remarked that the OPS demonstration will be finalized at the same time as the final remedy ROD for Area A groundwater.

Mr. Sauder noted that the Proposed Plan for Area A groundwater refers to a TI waiver and that the TI waiver relieves the Navy from restoring the TI waiver zone to clean-up standards. Mr. Ostrauskas pointed out that EPA Headquarters reviews all TI waivers before the respective ROD is signed. Mr. Carver asked about the nature of a TI waiver. Mr. Fennimore replied that the TI waiver for Area A addresses groundwater quality problems at those locations where pure phase solvents are encountered.

Environmental Baseline Survey (EBS) Follow-On Work Update

Ms. Winkler and Mr. Monaco noted that EA Engineering had collected soil samples at an area of stressed vegetation near the Quarters "A." The samples were tested for manganese. Samples were also taken around Building 85 near the centrifuge building and analyzed for the presence of benzo(a)pyrene. In both cases, the results indicated that there was not a risk to residential receptors.

Mr. Monaco explained that the Navy had conducted a drum removal action near the former Catapult Area and had completed its investigation of this area. A draft report regarding the Catapult Area work is currently undergoing review by the BCT.

Environmental Compliance Work Update

Mr. Monaco commented that the work to alleviate slightly elevated radon levels in Quarters "A" and "B" was completed. The Navy has prepared a report describing the work that was done. He explained that the Navy has completed the potentially imminent hazard (PIH) surveys (including asbestos, lead-based paint, and biological wastes) for the base. The survey report was submitted on June 9, 2000. The asbestos abatement work to encapsulate the exterior roofing panels of Building 2 was completed on May 22, 2000.

Mr. Monaco noted that the Navy is still investigating the potential for lead-based paint (LBP) at Quarters "A" and "B." A Navy contractor is collecting paint chips and dust for lead testing. The results will be used to determine if any further actions regarding LBP are required.

The meeting was adjourned at 11:20 a.m. Mr. Monaco said that the date for the next RAB meeting is tentatively scheduled for August 3, 2000 at the Caretaker Site Office.

ATTACHMENT I**DATE: 7-6-00****ATTENDANCE SHEET
MEETING: RAB MEETING**

| NAME | REPRESENTING | PHONE |
|-------------------|---------------------|---------------------|
| Mike Fohner | Northern Division | 610-595-0567 (x173) |
| Kathy Davies | EPA | 215-814-3315 |
| Lonnie Monaco | Northern Division | 610-595-0567 (x164) |
| Jeffrey Orient | Tetra Tech NUS | 412-921-8778 |
| Steven Straight | PADEP | 610-832-5934 |
| Chris Kerlish | EA Engineering | 732-404-9370 |
| Amy Winkler | EA Engineering | 732-404-9370 |
| April Flipse | PADEP | 610-832-5937 |
| Garth Glenn | Tetra Tech NUS | 610-491-9688 |
| Darius Ostrauskas | EPA | 215-814-3360 |
| Tony Sauder | Pennoni | 215-222-3000 |
| Dave Fennimore | Earth Data | 610-524-9466 |
| Neil Teamerson | Tetra Tech NUS | 610-491-9688 |
| Ron Sloto | USGS | 610-647-9008 |

**NAWC WARMINSTER
RESTORATION ADVISORY BOARD**

**6 July 2000 9:30 AM
NATC Conference Room**

MEETING AGENDA

- **WELCOME ABOARD**
- **REVIEW OF MINUTES**
- **BASE TRANSITION COORDINATOR UPDATE**
- **COMMUNICATION UPDATE**
 - FOST Status
 - EDC Phase III signing
 - PBC Area (incl Quarters A, B, Bldg 80)
 - ROD Status
 - OU-4, OU-6, OU-7, OU-8, OU-9 have been signed!
 - Upcoming RODs (OU-1A, OU-1B, Site 5)
- **INSTALLATION RESTORATION PROGRAM UPDATE/
REMOVAL ACTIONS UPDATE**
- **EBS FOLLOW-ON WORK Update**
- **ENVIRONMENTAL COMPLIANCE WORK**
- **COMMENTS/DISCUSSION**
- **NEXT MEETING: 3 August 2000**